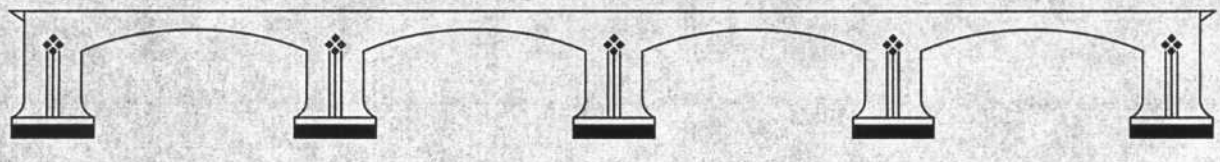
COLLEGE AREA
Public Facilities Financing Plan



October
1993

City of San Diego ◆ Planning Department

(R-94-123)

RESOLUTION NUMBER R-282802

ADOPTED ON OCT 12 1993

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO, APPROVING THE COLLEGE AREA PUBLIC FACILITIES FINANCING PLAN.

BE IT RESOLVED, by the Council of The City of San Diego, that the City Council hereby approves that document entitled "College Area Public Facilities Financing Plan, June 1993," a copy of which is on file in the office of the City Clerk as Document No. RR-282802.

APPROVED: JOHN W. WITT, City Attorney

By _____
Allisyn L. Thomas
Deputy City Attorney

(R-94-121)

RESOLUTION NUMBER R-282803

ADOPTED ON OCT 12 1993

BE IT RESOLVED, by the Council of The City of San Diego, that existing development impact fees for the College Area Community are hereby rescinded.

BE IT FURTHER RESOLVED, by the Council, that new development impact fees for all properties within the College Area Community as described in the College Area Public Facilities Financing Plan of June 1993, a copy of which is on file in the office of the City Clerk as Document No. RR-282802, are hereby established.

APPROVED: JOHN W. WITT, City Attorney

By _____
Allisyn L. Thomas
Deputy City Attorney

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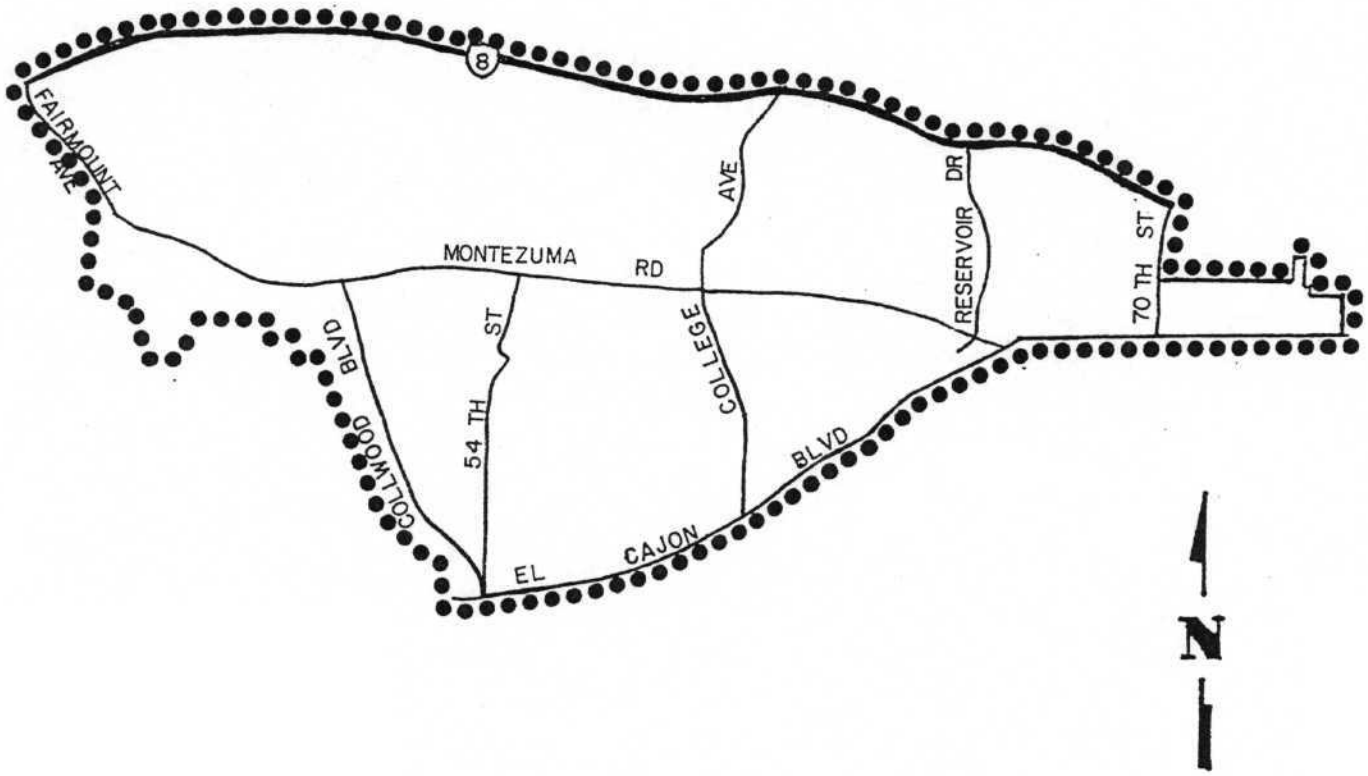
This information will be made available in alternative formats upon request. To request a financing plan in an alternative format, call the Facilities Financing Section At (619) 533-3850.



COMMUNITY BOUNDARY

COLLEGE AREA

SUMMARY

This document is the first Public Facilities Financing Plan for the College Area Community Plan area and sets forth the major public facilities needs in the areas of transportation (streets, storm drains, traffic signals etc.), libraries, park and recreation and fire stations. Other public needs such as police facilities, public works yards, landfills, Central Library, etc., concern a broader area than a single community or even multiple communities. Accordingly, they are being analyzed and financing strategies will be developed separately.

The facilities included in this financing plan will be needed over the next approximately twenty years when the ultimate build-out of the community is expected. The College Area Community Plan was adopted in May 1989 and then amended in October 1993 to reflect adoption of the College Community Redevelopment Plan. This Community Plan, is a guide for future development within the community and served to determine the public facility needs reflected in this document. The City Council has previously adopted impact fees to help mitigate the cost of the public facilities necessitated by development in the community. Impact fees for residential and commercial/industrial development were adopted on August 4, 1987, by Resolution #R-269032, and by Resolution R-209274 on September 14, 1987. This document provides the basis for a revision of the impact fees for the College Area Community.

Development Forecast and Analysis

The College Area Community Plan is a comprehensive policy guide for the physical development of the Community. The College Area Community is generally bounded on the north by Interstate 8, on the east by 70th Street and the City of La Mesa, on the south by El Cajon Boulevard, and on the west by Fairmount Avenue and Collwood Boulevard.

An analysis of present and projected development and using the community plan as a guide indicates that, over the next approximate twenty year period, 2300 residential dwelling units will be constructed and an additional 850,000 square feet of commercial/industrial development will take place. Accordingly, it is estimated that combined residential and commercial/industrial development will result in an increase from 200,000 existing trip ends to approximately 238,000 trip ends at Community build-out.

Priority of Facilities as Indicated by the Community

The College Area Community Council (CACC) has given staff a priority listing of facilities included in the financing plan. These recommendations are displayed as submitted in Appendix B. Upon adoption of this plan on October 12, 1993, the City Council directed the Waring Road, I-8 Waring Road Interchange to Canyon Crest Feasibility Study (CA-18) to be Priority #1, the College Heights Branch Library (CA-33) to be Priority #2, and College Avenue: Lindo Paseo to Canyon Crest Drive (CA-1) to be last in

priority. The following list reflects these priorities but has been arranged by project category. Only those facilities included in the Community Plan and not already programmed for construction are listed. Since the following projects are complete or not in the Community Plan, they are not included:

Fairmount Avenue from Montezuma Road to I-8 Widen and Improvement

Lindo Paseo Storm Drain

Adelphi Place Drain

Austin Drive Drain

Chaparral Way Drain

* West Campus Drive: 54th St to Remington Road Study

The CACC did not include the Mission Valley East Light Rail Transit Extension (CA-A) in its priority listing. This project was added to the plan by the City Council at the time of adoption.

* Not recommended in the Community Plan.

Community Planning Group Priority List

Transportation

Priority	Project #	Description
1	18	Waring Road, I-8 Waring Road Interchange to Canyon Crest: Feasibility Study
2	7	Montezuma Road and Campanile Road: Intersection Improvements
3	6	College Ave. at Montezuma Rd and at Linda Paseo Intersections: Intersection Improvements
4	10	College Ave., and Canyon Crest Dr./Alvarado Rd: Intersection Improvements and Street Alignment
5	11	Alvarado Rd. Approach to 70th St: Intersection Improvements
6	5	55th St., Montezuma Rd. to Hardy Ave: Widen
7	4	Alvarado Rd: Widen
8	9	Montezuma Rd. and 55th St: Intersection Improvements
9	17	Traffic Signal Interconnect
10	15	Lindo Paseo at Campanile: Traffic Signal
11	28	55th St.: Hardy Ave. to Remington Rd. widening
12	21	El Cajon Blvd.: Montezuma Rd. to 70th St. turn lanes
13	22	El Cajon Blvd. at Montezuma Rd: Intersection Improvements
14	8	College Ave. at El Cajon Blvd: Intersection Improvements
15	13	Montezuma Rd. at Collwood Blvd: Intersection Improvements
16	12	El Cajon Blvd. at 70th St: Intersection Improvements

Transportation (continued)

Priority	Project #	Description
17	2	College Ave. Bridge over I-8: Widen
18	29	55th St. at Remington Rd: Traffic Signal
19	3	70th St. at Alvarado Rd: Widen
20	16	55th St. at Lindo Paseo: Traffic Signal
21	14	Hardy Ave. at Campanile Dr: Traffic Signal
22	27	Storm Drains: Various Locations
23	20	El Cajon Blvd: 54th to 58th widening
24	26	Architectural Barrier Removal
25	1	College Ave: Lindo Paseo to Canyon Crest widening
Park & Recreation		
1	31	Neighborhood Park Acquisition and Development
2	32	Muir Elementary School Site Improvements
Library		
1	33	College Heights Branch Library

EXISTING PUBLIC FACILITIES & FUTURE NEEDS

Transportation

The College Area is served by a transportation network which consists of automobile and public transportation systems, a bicycle system, and a pedestrian circulation system. Provision of adequate transportation facilities has been a continuing process of providing those facilities. Additional transportation improvements will be necessary to meet both existing needs and the needs of future development.

Transportation improvements in the College Area are dictated by traffic volume. Improvements will be funded through a combination of Development Impact Fees (DIF), Redevelopment Agency funding, TRANSNET, Gas Tax and other funding sources yet to be determined. Additional details on Transportation Improvements are provided in Table 1 and Appendix A.

Fire Protection

Fire protection for College Area is provided by Station #10 located on 62nd Street and Station #17 located on Chamoune Avenue.

There is no anticipated need to build additional fire stations or to enlarge the existing facilities.

Library

The College Area is served by College Heights Branch Library located at 4710 College Avenue, just north of Adams Avenue.

This facility is too small for the community at buildout. A new 10,000 square foot branch library is proposed for the community.

Park and Recreation

The College Area is currently served by a single one-acre park, Montezuma Park. In addition, the recreational facilities of San Diego State University are available for use by the community. A portion of the Hardy Elementary School Site is presently leased and developed with a turfed paying field area. Colina del Sol Community Park and Clay Neighborhood Park, both in the Mid-City Community, provide recreational facilities to the area, but there exists a significant deficiency of park facilities for community residents.

Park and Recreation needs, which are based on General Plan Standards, and are consistent with the community plan, consist of the acquisition and development of one neighborhood park and the turfing of an elementary school playing field. The projects are further described in Table 1 and Appendix A.

SUMMARY OF FACILITIES NEEDS

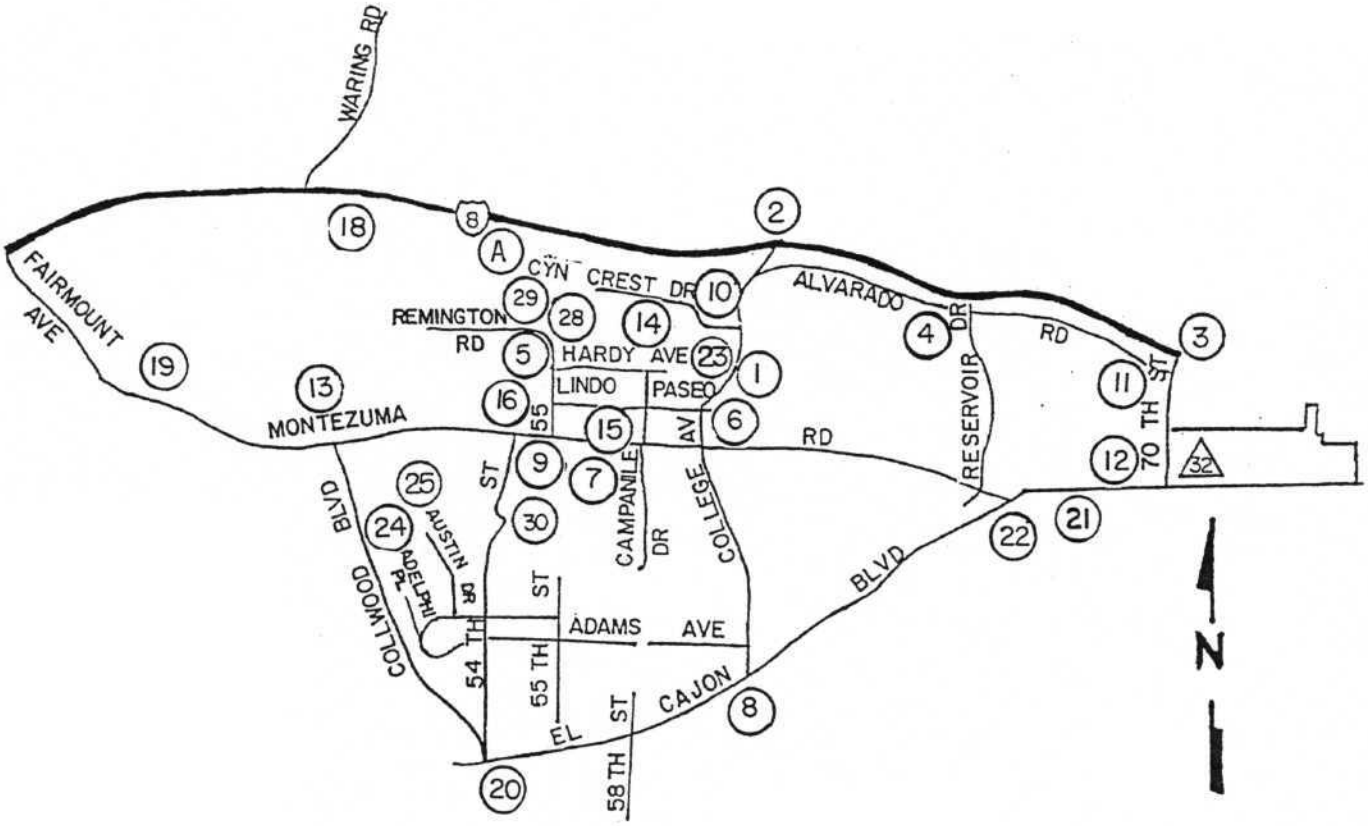
The following figure and tables summarize facilities needs of the College Area Community. Figure 1 illustrates general locations for the projects described. Table 1 reflects both long range needs and those reflected in the current Council adopted Capital Improvements Program (CIP). These projects are more fully described in Appendix A.

The near term needs listed in Table 1 are subject to annual revision in conjunction with Council adoption of the Annual Budget. Depending on priorities and availability of resources, substantial changes from year to year are possible.

In addition to the projects outlined in Table 1 and Appendix A are certain improvements programmed on a City-wide basis which may include projects in the College Area. Utilities Undergrounding (CIP 37-028.0), minor signal requirements (CIP 62-002.0), and bicycle detector loops (CIP 58-079.0) are examples of additional capital improvements more fully detailed in the City's Annual Budget. Water Utilities projects which may be located in the College Area are funded by water and sewer revenues.

FIGURE 1 - CAPITAL IMPROVEMENTS PROGRAM

COLLEGE AREA



LEGEND

- ○ TRANSPORTATION
- △ PARK & REC
- ▭ FIRE STA.
- ⬡ OTHER